

Received for Recording _____

Lease # _____

Recorded _____

Map. Ref. _____



3327518

Page: 1 of 10

07/16/2008 12:30P

AMERICA 1ST ENTERPR/CM LEAS

30.50

Beaver County

Renewal # _____

Expires _____

OIL and GAS LEASE

THIS AGREEMENT made and entered into this the 30th day of MAY, 2008, by and between **RIVERS EDGE GOLF CLUB**, Albert A. Torrence, President, hereinafter called Lessor (whether one or more), and **AMERICA FIRST ENTERPRISES, LLP**, 1768 N. Main St. Ext., Suite 4, Butler, Pa 16001 hereinafter called Lessee,

WITNESSETH, that said Lessor, in consideration of the sum of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged, and of the covenants hereinafter contained on the part of said Lessee, to be paid, and kept and performed, has granted, demised, leased and let, exclusively unto Lessee, with covenants of general warranty, for the purpose and with the right of drilling, producing, removing of oil and gas and all the constituents thereof, and otherwise operating for oil and gas, and of laying pipelines and building tanks, roads, stations, and electric power lines, houses for valves, meters regulators and other appliances, with all other rights and privileges necessary, incident to or convenient for the operation of this land alone and conjointly with neighboring lands, all that certain tract of land situated in the Boro of Industry and, County of Beaver

Commonwealth of Pennsylvania, and bounded substantially as follows: (SEE ATTACHED EXHIBIT "A")

On the North by lands of

Instrument Number 3089349

On the East by lands of

On the South by lands of

On the West by lands of

and containing, for the purpose of calculating rentals, 77.50 acres of land whether actually containing more or less; and part or all said land is described as the following Tax Map parcels: 67-004-0100-000, 67-004-0403-000, 67-004-0408-000, 67-172-0121-004, 67-004-0200-000

1. It is agreed that this lease shall remain in force for a primary term of FIVE (5) years from the date hereof and as long thereafter as Lessee operates the said land in the production of oil and gas.

2. (a) Lessee covenants and agrees to deliver to the credit of Lessor, his heirs or assigns, free of costs, in the pipe line to which said Lessee may connect its wells, a royalty of one-eighth (1/8) of native oil produced and saved from the leased premises.

(b) Lessee covenants and agrees to pay Lessor as a royalty for the native gas from each and every well drilled on said premises producing native gas, an amount equal to one-eighth (1/8) of the gross proceeds received from the sale of same at the prevailing price for gas sold at the well, for all native gas saved and marketed for the said premises, payable monthly.

3. Lessee agrees to pay to the Lessor the sum of TEN THOUSAND AND 00/100 DOLLARS, (\$10,000.00), commencing ninety (90) days from the date hereof as a rental for FIVE (5) years such commencement is delayed, subject however to the right of cancellation hereinafter granted to Lessee, and it is understood and agreed that the rental as hereinbefore provided for is the chief consideration accruing under this provision of this lease during the remainder of the term hereof. In the event of completion of an unproductive well, as determined by the Lessee, on the premises the Lessee shall be under no obligation to make delay rental payments for a period of one year following the completion of such well. At the expiration of the original term hereof, Lessee may continue to hold this lease for an additional term of FIVE (5) years upon the payment of FIFTEEN THOUSAND AND 00/100 DOLLARS (\$15,000.00) as additional delayed rental. THIS IS A PAID UP LEASE FOR THE INITIAL FIVE YEAR TERM.

4. All payments under this lease shall be made by check to the order of Lessor and mailed to 640 4TH Street, Beaver, Pa 15009, until the Lessee shall have written notice from the Lessor, its heirs or assigns, accompanied by original or certified copies of deeds or other documents as Lessee may require evidencing such change of ownership directing payments to be made otherwise, and any payments made

interruption or insufficient supply of such gas for said domestic use caused by pumping station, breakage of lines or otherwise, and nothing herein shall prevent the Lessee from abandoning any well or wells or pipelines on the leased premises and removing the pipe therefrom at any time. If more than 300,000 cubic feet per year is used, the excess shall be paid for at the larger of \$5.00 per mcf or well head rate, and in case of default in payment for gas used in excess of said 300,000 cubic feet, Lessee is hereby authorized to deduct the amount thereof from any royalty or other payments that are then due, or may later become due, under the terms of this lease. This privilege is granted upon condition that the Lessor shall use said gas in safe and proper pipes and appliances and shall subscribe to and be bound by the reasonable rules and regulation of the Lessee.

6. In addition to the covenants of general warranty hereinabove contained, Lessor further covenants and agrees, that if Lessor's title to the leased premises shall come into dispute or litigation, or if, in the judgment of Lessees, there are a bona fide adverse claims to the rentals or royalties hereinabove provided for, the Lessee, at its option, may withhold the payment of said rentals or royalties until final adjudication or other settlement of such dispute, litigation, claim or claims; and that Lessee, at its option, may pay and discharge any taxes, mortgages, or other lien or liens, existing, levied, assessed or which may hereafter come into existence or be levied or assessed on or against the leased premises, and, in the event it exercises such option, Lessee shall be subrogated to the lien and any and all rights of any holder or holders thereof, and may reimburse itself by applying to the discharge of any such mortgage, tax, or other lien or liens, any rental or royalty accruing hereunder.

Lessee agrees to indemnify and hold Lessor harmless from any and all liability resulting from Lessee's operation on Lessor's Property.

7. If when drilling or other operations hereunder are delayed or interrupted by lack of water, labor or material, or by fire, storm, flood, weather, war, rebellion, insurrection, riot, strike, differences with workmen, failure of subcontractors, or failure of carriers to transport or furnish facilities for transportation, or as a result of some order, rule, regulation, requisition or necessity of the government, or any other recognized force majeure, or as the result of any other cause whatsoever beyond the control of Lessee, the time of such delay or interruption shall not be counted against Lessee, anything in this lease to the contrary notwithstanding. All express or implied covenants of this lease shall be subject to all Federal and State Laws, Executive Orders, Rule and Regulations, and this lease shall not be terminated, in whole or in part, nor Lessee held liable in damages for failure to comply therewith, if compliance is prevented by, or if such failure is the result of any such Law, Order, Rule or Regulation.

8. Lessee shall have the right at any time during the term of this lease or after the expiration or termination thereof to remove all machinery, fixtures, pipelines, meters, well equipment, houses, buildings, and other structures which Lessee has placed or caused to be placed on said premises, including the right to pull and remove all casing and tubing.

9. If the Lessee shall begin operations for the commencement of a well during the terms of this lease or any extension thereof, the Lessee shall then have the right to complete the drilling of such wells, and if oil or gas or either of them be found in paying quantities, this lease shall continue and be in force and with like effect as if such well had been completed within the term first herein mentioned.

10. Lessee shall have the right to assign this lease or any interest therein and the assignee of Lessee shall have corresponding rights, privileges, and obligations with respect to said royalties and rentals as to the acreage assigned to it.

11. Lessee shall upon completion of the first productive well upon said premises make a diligent effort to obtain a pipeline connection but any delay shall not be counted against the Lessee provided Lessee shall resume delay rental payments for quarterly periods, beginning one year from the date that the first productive well shall be completed until first well shall be connected to a pipeline.

12. Lessee may, at any time during the term hereof, cancel and surrender this lease, and be relieved of any and all obligations, payments and liabilities thereafter to accrue as to the leased premises, by the mailing of a notice of such surrender, and a check covering all rentals, if any, due up to the date of such cancellation or surrender.

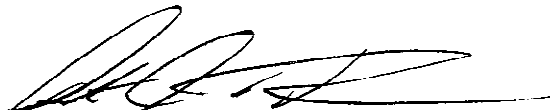
13. It is agreed that said Lessee may drill or not drill on said land as it may elect, and the consideration and rentals paid and to be paid hereunder constitute adequate compensation for such privilege.

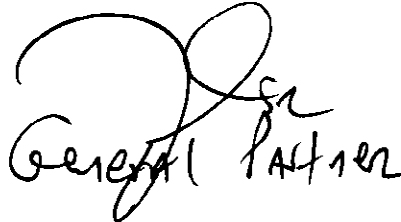
14. It is agreed that said Lessee shall have the privilege of using free of charge sufficient water, oil

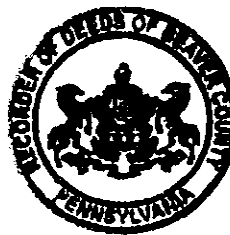
15. The following shall constitute Paragraph 15 of the attached Oil and Gas Lease between River's Edge Golf Club, Inc. and America First Enterprises, LLP and shall be incorporated into and become a part of said Lease:

No well, pipeline, tank, road, station, electric power line, houses for valves, meters, regulators, pads, fencing or other component of said well shall be located if within 200 feet of any building, fairway, green, tee, rough, or any other feature of the golf course that is located on the property that is the subject of this Lease, nor shall the placement, removal, and/or operation of any well interfere in any way with the maintenance and operation of said golf course. The provision of this Paragraph 15 may be waived upon the written consent of Lessor.

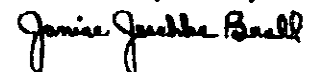
RIVER'S EDGE GOLF COURSE

By: 
Albert A. Torrence, President


General Partner



I hereby CERTIFY that this document is recorded in the Recorder's Office of Beaver County, Pennsylvania





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AMERICA 1ST ENTERPR/CM LEAS

30.50 Beaver County

This Document Recorded
07/16/2008 State RTT: 0.00
12:30PM Local RTT: 0.00
Instrument: LEAS

Instr #: 3327518
Receipt #: 499246
Rec Fee: 30.50
Beaver County, Recorder of Deeds

shall be recoverable by Lessee from any royalty payments or any other payments to Lessor that are due or becoming due.

18. This instrument may be executed in counterparts each having the same validity as if the original. Should any one or more of the parties named as Lessor fail to execute this lease, it shall nevertheless be binding upon all such parties who do execute it as Lessor.

19. Lessee, in its sole discretion, may plug and abandon any well which it has drilled on the leased premises.

20. Lessee shall be entitled during the term of this lease to lay and maintain pipelines on and across Lessor's premises to transport, without any fee payable therefor to Lessor, natural gas produced on the said tract of land and/or on other lands whether or not adjacent to the tract of land described herein.

Beyond the term of this lease, Lessee shall not be entitled to lay and maintain additional pipelines across Lessor's premises without specific written consent of Lessor, however any pipelines laid during the term of this lease shall continue to be operative at the Lessee's option without any fee payable to Lessor.

21. Lessee shall sell the production of the well on such terms and conditions as Lessee, in its sole discretion may deem appropriate. Lessee shall have no duty to obtain production sales terms which maximize the royalties payable to Lessor hereunder.

22. Lessor reserves the right of first refusal, to purchase well(s) from Lessee. Prior to plugging or abandoning any well on Lessor's Property by Lessee, Lessee shall provide Lessor with thirty (30) days advance notice of intent to plug or abandon said well or wells. Lessor shall have the right to purchase said well(s) during the thirty (30) days for the sum of ONE DOLLAR (\$1.00) and by entering into agreement with Lessee and the appropriate governmental agencies with regard to permitting and bonding, shall release Lessee from liability/ownership considerations.

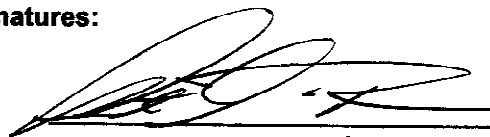
Other Provisions:

All the terms, conditions, limitations and covenants herein contained shall be binding upon the parties hereto and shall extend to and be binding upon their respective heirs, successors, personal representatives and assigns, but no representations other than those herein contained shall be binding on either party.

IN WITNESS WHEREOF, the parties to this agreement have hereunto set their hands and seals the day and year first above written.

Lessor Signatures:

Sign Name:

 (Seal)
Albert A. Torrence
President,
Rivers Edge
Golf Club, Inc.

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AMERICA 1ST ENTERPR/CM LEAS 30.50 Beaver County

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF Beaver)

On this, the 30th day of May, 2008, before me, the undersigned officer, personally appeared Albert A. Torrence, President Rivers Edge Golf Club, satisfactorily proven to me to be the person whose name is subscribed to the within instrument, and acknowledged that she

RECORDER'S MEMO

THIS PAGE CONTAINS PRIOR
RECORDING INFORMATION.

(724)843-6017

P. 1



I hereby CERTIFY that this
document is recorded in
the Recorder's Office of
Beaver County, Pennsylvania

Janice Jaschke Basli

This Indenture

Made the 30th day of April, 2001,

Instrument # - 3089349
Instrument: (DEED) DEED
05/01/2001 12:28PM

Recording Fee
Writ Tax
Affordable Housing
Act 8
Additional Pages
State Transfer Tax
55-BRIGHTON TWP
67-INDUSTRY BORO
103-BEAVER SCHOOL DISTRICT
113-WESTERN BAY CNTY SCHOOL
Receipt # 207128 Item # 6
Janice Jaschke Basli
Beaver Co. Rec. of Deeds

Between RUNNING BROOK, INC., a corporation organized and existing under the
laws of the Commonwealth of Pennsylvania, having its principal place of business
in Gibsonia, Pennsylvania, (hereinafter called "Grantor")



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AMERICA 1ST ENTERPR/CM LEAS 30.50 Beaver County

RIVER'S EDGE GOLF CLUB, INC., a corporation organized and existing
under the laws of the Commonwealth of Pennsylvania, having its principal place
of business in Beaver, Pennsylvania, (hereinafter called "Grantee")

Witnesseth, That the said Grantor in consideration of the sum of _____

TWO HUNDRED FIFTY THOUSAND AND NO/100 _____

-----(\$250,000.00)-----DOLLARS

paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain,
sell and convey to the said Grantee, its successors and assigns,

All that certain piece, parcel or tract of land situate partly in the Borough of Industry and party
in the Township of Brighton, County of Beaver and Commonwealth of Pennsylvania, more
particularly bounded and described as follows, to-wit:

Beginning at a point on the Westerly line of Pine Grove Road at the intersection of the
Western line of Pine Grove Road with the Southerly line of Avondale Drive, as said streets are
recorded in the Ohio View Plan No. 2, as the same is recorded in the Recorder's Office of Beaver
County, Pennsylvania in Plan Book Volume 4, Page 152; thence from said point, the place of



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BURLINGAME

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EXHIBIT

A

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beginning along the Southerly line of Avondale Drive as shown in said Plan by an arc to the right having a radius of 699 feet, an arc distance of 201 feet to a concrete monument; thence through Lot No. 10, Section 5, in the Ohio View Plan No. 2, South 18 degrees 34 minutes West, a distance of 163.14 feet to a concrete monument on the Easterly line of Lot No. 8, Section 5, in said plan; thence along the Easterly line of said Lot No. 8, Section 5, South 21 degrees East, a distance of 20.16 feet to a concrete monument; thence along the Easterly line of Lot No. 7, Section 5, South 12 degrees 43 minutes West, a distance of 77.10 feet to a concrete monument; thence along the Easterly line of lots numbered 5 and 6, Section 5, of said plan, South 51 degrees 57 minutes 10 seconds West, a distance of 138.08 feet to a point; thence along the eastern line of Lot No. 4, Section 5, of said plan, South 5 degrees 42 minutes East, a distance of 100 feet to a point on the northerly line of Ohio View Drive; thence along the Northerly line of Ohio View Drive and through Overlook Drive, South 78 degrees West, a distance of 238.80 feet to a point on the Westerly line of Overlook Drive; thence by the Westerly line of Overlook Drive South 22 degrees 45 minutes West, a distance of 42.56 feet to a point; thence by the same in a Southerly direction by an arc to the left having a radius of 520.30 feet, an arc distance of 182.10 feet to a point; thence through Lot No. 7, Section 7, in a Westerly direction by an arc to the left having a radius of 14.22 feet, an arc distance of 23.93 feet to a point; thence by the same, South 86 degrees 17 minutes 35 seconds West, a distance of 143.01 feet to a point; thence along line of lands of property formerly of Elizabeth Wilson, now or formerly of Dawson Ridge Farms, Inc., North 1 degree 10 minutes West, a distance of 248.90 feet to a point; thence by the same North 1 degree 21 minutes 50 seconds West, a distance of 970.86 feet to a point; thence by the same, North 1 degree 47 minutes 40 seconds West, a distance of 2,986.26 feet to a point; thence North 13 degrees 43 minutes 30 seconds East, a distance of 28.31 feet to a point on the Westerly line of Pine Grove Road, being Legislative Route 04037; thence along the Westerly line of Pine Grove Road, the following courses and distances: South 76 degrees 16 minutes 30 seconds East a distance of 290 feet; North 13 degrees 14 minutes 30 seconds East, a distance of 8.5 feet; thence South 76 degrees 16 minutes 30 seconds East, a distance of 58 feet; thence by an arc to the right having a radius of 331.77 feet, an arc distance of 226.54 feet; thence by an arc to the right having a radius 233.50 feet, an arc distance of 131.93 feet; thence by an arc to the left having a radius of 1,016.50 feet, an arc distance of 209.74 feet; thence by an arc to the left having a radius of 199.90 feet, an arc distance of 127.58 feet; thence by an arc to the right having a radius of 883.40 feet, an arc distance of 233.92 feet; thence by an arc to the right having a radius of 1,033.50 feet, an arc distance of 347.43 feet; thence South 18 degrees 44 minutes 20 seconds East, a distance of 235.92 feet; thence by an arc to the right having a radius of 433.50 feet, an arc distance of 247.11 feet; thence South 13 degrees 55 minutes 20 seconds West, a distance of 138.94 feet; thence by an arc to the left having a radius of 266.50 feet, an arc distance of 88.09 feet; thence South 5 degrees 1 minute East, a distance of 236.94 feet; thence South 3 degrees 41 minutes 20 seconds East, a distance of 311.73 feet; thence by an arc to the right having a radius of 833.50 feet, an arc distance of 312.04 feet; thence South 17 degrees 45 minutes 40 seconds West, a distance of 91.12 feet; thence by an arc to the right having a radius of 433.50 feet, an arc distance of 73.24 feet; thence South 27 degrees 26 minutes 30 seconds West, a distance of 136.41 feet; thence by an arc to the left having a radius of 266.50 feet, an arc distance of 141.75 feet; thence South 3 degrees 2 minutes East, a distance of 5.87 feet; thence by lands now or formerly of Harry A. Rush, South 86 degrees 58 minutes West, a distance of 80 feet to a point; thence by the same,

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South 23 degrees 45 minutes East, a distance of 111 feet to a point; thence by the same, North 86 degrees 58 minutes East, a distance of 17.50 feet to a point on the Westerly line of Pine Grove Road; thence along the Westerly line of Pine Grove Road, South 3 degrees 2 minutes East, a distance of 225 feet to a point; thence along lands now or formerly of Eugene Erath, North 76 degrees 52 minutes West, a distance of 51 feet to a point; thence by the same, South 12 degrees 26 minutes West, a distance of 146.70 feet to a point; thence by the same by an arc to the left having a radius of 649 feet, an arc distance of 90 feet to a point on the westerly line of Pine Grove Road; thence along the Westerly line of Pine Grove Road, South 3 degrees 2 minutes East, a distance of 50.41 feet to a point, the place of beginning. Together with those portions of Avondale Drive, Overlook Drive and Woodland Drive which are shown upon the recorded Plan of Ohio View Plan No. 2 and which are included in the aforesaid description.

Excepting thereout and therefrom Parcel A in the Erath Plan recorded in the Office of the Recorder of Deeds of Beaver County, Pennsylvania in Plan Book Volume 25, Page 161. Said Parcel A having been conveyed to William J. Keagy and Barbara J. Keagy by Deed of Margaret B. Erath dated August 26, 1992 and recorded in Deed Book Volume 1501, Page 663.

Subject, however, to such rights as may exist in the public and/or owners of lots within the Ohio View Plan No. 2 in and to the recorded streets in said Plan.

Subject, also to all easements of record and such sanitary sewer lines and septic tanks as may be upon the premises.

Under and Subject to a Declaration of Taking - Condemnation by the Borough of Industry, for easements to lay, construct, maintain sanitary sewers and the Easement Agreement dated April 6, 1992 executed in settlement of said Declaration.

Being Beaver County Tax Parcel Numbers: 67-004-0100-000 67-004-0200-000; 67-004-0403-000; 67-004-0408-000; and 67-172-0121-004.

Being the same premises conveyed to Running Brook, Inc. by deed dated the 26th day of February, 1998 from Running Brook, Inc., formerly known as Pheasant Ridge, Inc. and recorded March 6, 1998 in the Office of the Recorder of Deeds of Beaver County, Pennsylvania in Deed Book Volume 1813, Page 105.

WITH the appurtenances: **TO HAVE AND TO HOLD** the same to and for the use of the said Grantee, its successors and assigns forever, and the Grantor for its successors and assigns, hereby covenants and agrees that it will **WARRANT GENERALLY** the property hereby conveyed.

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THE GRANTOR herein certifies that no hazardous waste has been deposited, placed or otherwise disposed on or under the subject realty to its knowledge, information and belief. This certification is made in conformance with Act No. 97 of 1980, effective September 5, 1980.

NOTICE - THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section I of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

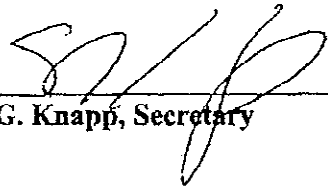
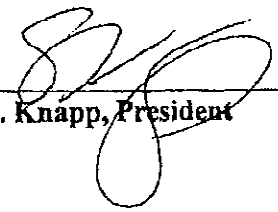
This Deed is made under and by virtue of a Resolution of the Board of Directors of the Grantor duly passed at a regular meeting thereof, held on the 31st day of MARCH, A.D. 2001, a full quorum being present, authorizing and directing the same to be done.

Witness the hand and seal of the said Grantor, by its President and the same to be duly attested by its Secretary.

Dated the day and year first above written.

ATTEST:

RUNNING BROOK, INC.


Eric G. Knapp, SecretaryBy  (SEAL)
Eric G. Knapp, President**3089349**

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NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS,ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT.10, P.L. 874, No. 156 Sec.1.

WITNESS OR ATTEST:

RIVER'S EDGE GOLF CLUB, INC.

BY:

Albert A. Torrence, President

COMMONWEALTH OF PENNSYLVANIA

: ss.

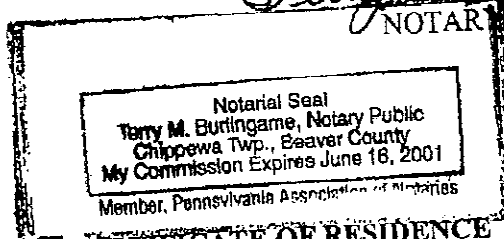
COUNTY OF BEAVER

On this, the 30th day of April, 2001, before me, a Notary Public, the undersigned officer, personally appeared ERIC G. KNAPP, who acknowledged himself to be the President of **RUNNING BROOK, INC.**, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

In witness whereof, I hereunto set my hand and official seal.

NOTARY PUBLIC

My Commission Expires:



CERTIFICATE OF RESIDENCE

I hereby certify that grantee's precise place of business is located at :
c/o Albert A. Torrence, 640 Fourth Street, Beaver, PA 15009.

Witness my hand this 30th day of April, 2001.

for grantee



BURLINGAME

DEED

30.50 Beaver, PA

3089349

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COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

0
3327518
7-16-08

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name: Jerome P. Oliver, Gen. Partner Telephone Number: 704 496-2882
Street Address: 1768 N. Main St. Ext. #4 City: Butler State: PA Zip Code: 16001

B. TRANSFER DATA

Grantor(s)/Lessor(s): Rivers Edge Golf Club Date of Acceptance of Document: _____
Street Address: 640 4th Avenue Grantee(s)/Lessee(s): America First Enterprises, LLP
City: Beaver State: PA Zip Code: 15009 Street Address: 1768 N. Main St Ext. #4
City: Butler State: PA Zip Code: 16001

C. PROPERTY LOCATION

Street Address: _____ City, Township, Borough: Industry Borough
County: Beaver School District: Western Beaver Tax Parcel Number: ET A1 67-004-0100-000

D. VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
	+	=
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
	X	=

E. EXEMPTION DATA

1a. Amount of Exemption Claimed: _____ 1b. Percentage of Interest Conveyed: _____

2. Check Appropriate Box Below for Exemption Claim

- ☐ Will or intestate succession
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____
- ☐ Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.)

Oil & Gas Lease

3327518
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07/16/2008 12:30P
30.50 Beaver County
AMERICA 1ST ENTERPR/CM LEAS
(Name of Decedent)

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party

Date

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.